

MINUTES

MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting, Monday, November 5, 2007
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, P. Kochenburger, P. Plante, B. Ryan
Members absent: B. Gardner, G. Zimmer, R. Hall
Alternates present: M. Beal, L. Lombard, B. Pociask
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 P.M. and appointed Alternates Beal, Lombard and Pociask to act in members' absence.

Minutes:

10/1/07 - Pociask MOVED, Ryan seconded, to approve the Minutes as written. MOTION PASSED with all in favor except Plante who disqualified himself.

Communications:

The Wetlands Agent's Monthly Business report was noted.

New Business:

W1389- Sabrina Pools/Enright- Old Schoolhouse Rd, above ground pool

Goodwin MOVED, Holt seconded, to receive the application submitted by Sabrina Pools (IWA File # W1389) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 24-foot above-ground pool at 28 Old Schoolhouse Road, on property owned by Kim Enright, as shown on a map dated 10/1/07 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1390-Kovarovis-Daleville Road, Single Family house in buffer

Goodwin MOVED, Holt seconded, to receive the application submitted by Michael and Kim Kovarovics (IWA File # W1390) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family residence on Daleville Road near SNET pole #3015, on property owned by the applicant, as shown on a map dated 10/12/07 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

A field trip for these two new business items was set for 11/13/07 at 1:00 P.M.

Old Business:

Continued Public Hearing:

W1383 - Bobb - Separatist & N Eagleville R - 7 lot subdivision

Chairman Favretti opened the continued Public Hearing at 7:06 p.m. Members present were R. Favretti, J. Goodwin, K. Holt, P. Kochenburger, P. Plante, B. Ryan, and Alternates M. Beal, L. Lombard, B. Pociask who were appointed to act. Meitzler listed the following communications received and distributed to all members of the Agency:

- An 10/10/07 letter requesting an extension from Datum Engineering
- A 10/16/07 revised set of plans
- A 11/5/07 letter from D. Hilding
- A 11/1/07 memo from Grant Meitzler, Wetland Agent
- A 11/1/07 letter from Helen Koehn

Michael Dilaj of Datum Engineering, representing the applicant, stated that he has not yet received a report from the DEP and has not received a response from UConn about his request to tie into UConn's water system. He explained that because of State requirements, the Eastern Highland Health District (EHHD) cannot sign off on the well and septic until it has received a response from the abutting water system supplier regarding the tie in. He noted that additional test holes have been dug and tested by EHHD. At this time no report has been prepared by EHHD, but one is expected to be ready for the next meeting. Dilaj addressed comments made in staff memos and reviewed the revised plans depicting the widening of buffers between BAEs and DAEs and Eagleville Brook.

Holt questioned the impact on bridging the wetlands versus building the proposed common driveway or a road. She felt the amount of fill for a bridge would be much less than for a driveway or road, and asked Dilaj to give approximate figures for both the road installation and the common driveway.

Chairman Favretti opened the discussion to the public.

Winthrop Hilding, 22 Southwood Road, discussed the effects on neighboring properties, and the wet conditions of the land that he witnessed over the years, especially on Lots 1 and 2. He does not think this application should be approved.

David Salorio, 17 Southwood Road, discussed the conditions of the land and soil that he observed while growing up and frequently playing on the property. He feels that the proposed subdivision will negatively affect the surrounding properties.

Attorney Howard Schiller, representing property abutter A. Hilding and E. Salorio, introduced Donald Aubrey, P.E., L.S. of Towne Engineering. Aubrey submitted an 11/5/07 report based on his review of the proposed subdivision application and associated mapping. He discussed key points of his review with the commission.

Ms. A. Hilding expressed her concern with hooking up to UConn water. She does not feel this is a solution to the situation, and added that chlorine in the UConn water would damage the wetland area.

Favretti noted that there were no further comments or questions from the applicant or the public.

Following discussion, Kochenburger MOVED, Lombard seconded, to obtain an impartial expert, such as Michael Klemens, to report on the soil conditions and wetland areas pertaining to the site's development as proposed. MOTION PASSED UNANIMOUSLY.

Favretti MOVED, Lombard seconded, to continue the Public Hearing until a Special Wetlands Meeting on November 19th. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None

Other Communications and Bills:

Noted

Adjournment:

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary